

# Unit 1003N - Southpoint North

1003N - 3410 Galt Ocean Dr, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10402265
Status:	Active
Size:	1,662 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Parking-Under Building
View:	Ocean View
List Price:	\$699,000
List PPSF:	\$421
Valuated Price:	\$686,000
Valuated PPSF:	\$413

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	200
Number of active listings for rent:	1
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

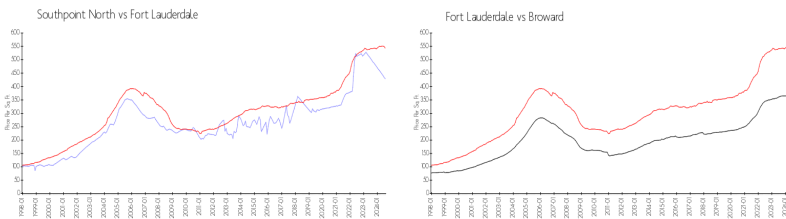
## Building Association Information

Southpoint Condominium Association  
(954) 563-6353

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH2N	1,891 sq ft	Aug 2024	\$920,000	\$487
305 N	1,662 sq ft	Jun 2024	\$740,000	\$445
1009N	1,747 sq ft	Mar 2024	\$738,000	\$422

## Market Information



Southpoint North:	\$436/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Southpoint North	5%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Southpoint North	114 days
Fort Lauderdale	84 days
Broward	72 days

